

**NEWMARK**  
PHOENIX REALTY GROUP

**GCP** | G R O W T H  
C A P I T A L  
P A R T N E R S



# PORT COMMERCE CENTER

## Alta Drive, Jacksonville, Florida

### *Property Highlights*

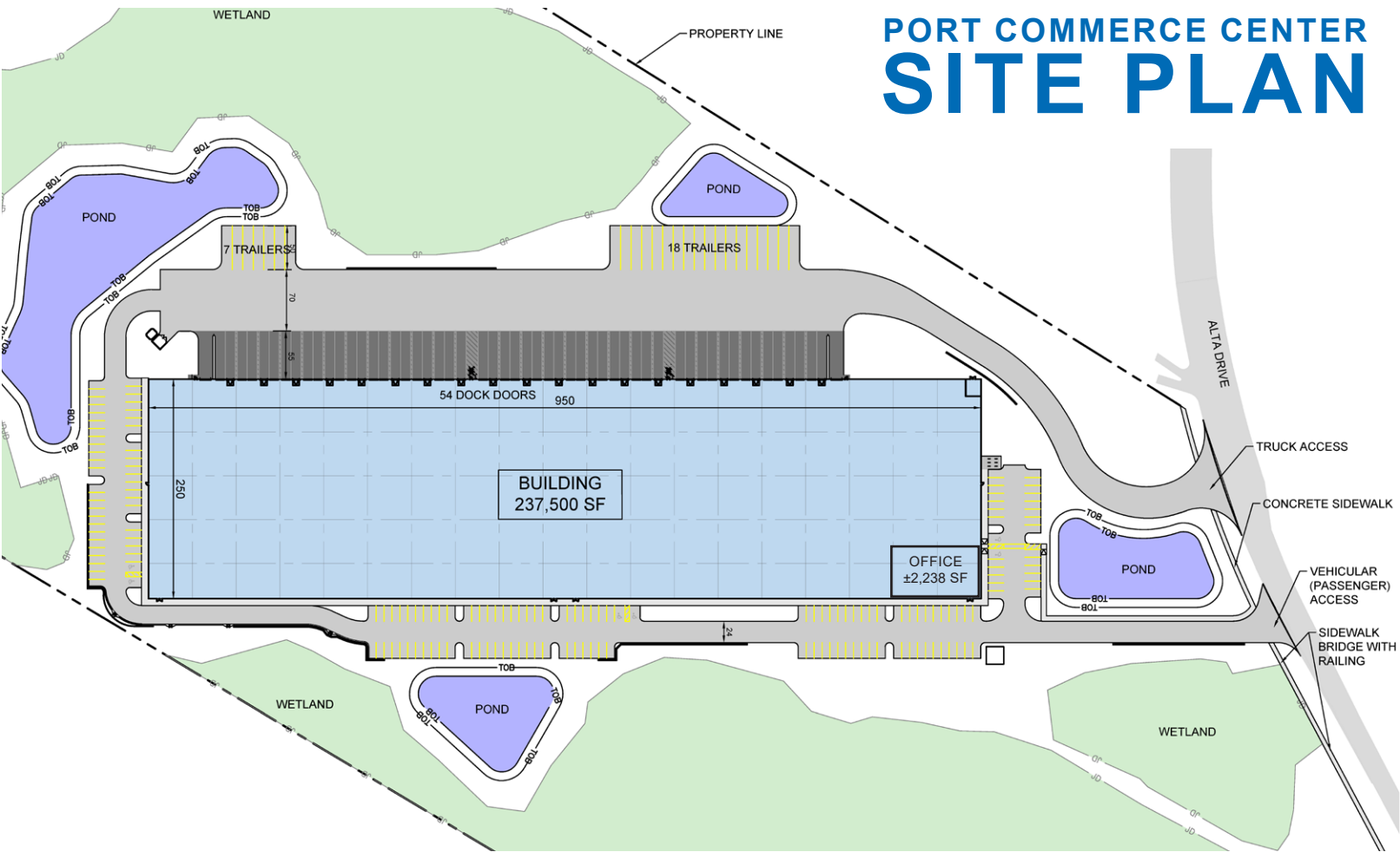
- $\pm 60,000$  - 237,500 SF For Lease
- $\pm 2,238$  SF Office
- Located in Northside Industrial Submarket
- Excellent Access to Jaxport's Blount Island and Dames Point Marine Terminals
- Immediate Access to I-295 and I-95
- Rear Load with Ample Trailer Parking
- $\pm 38$  Acres

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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

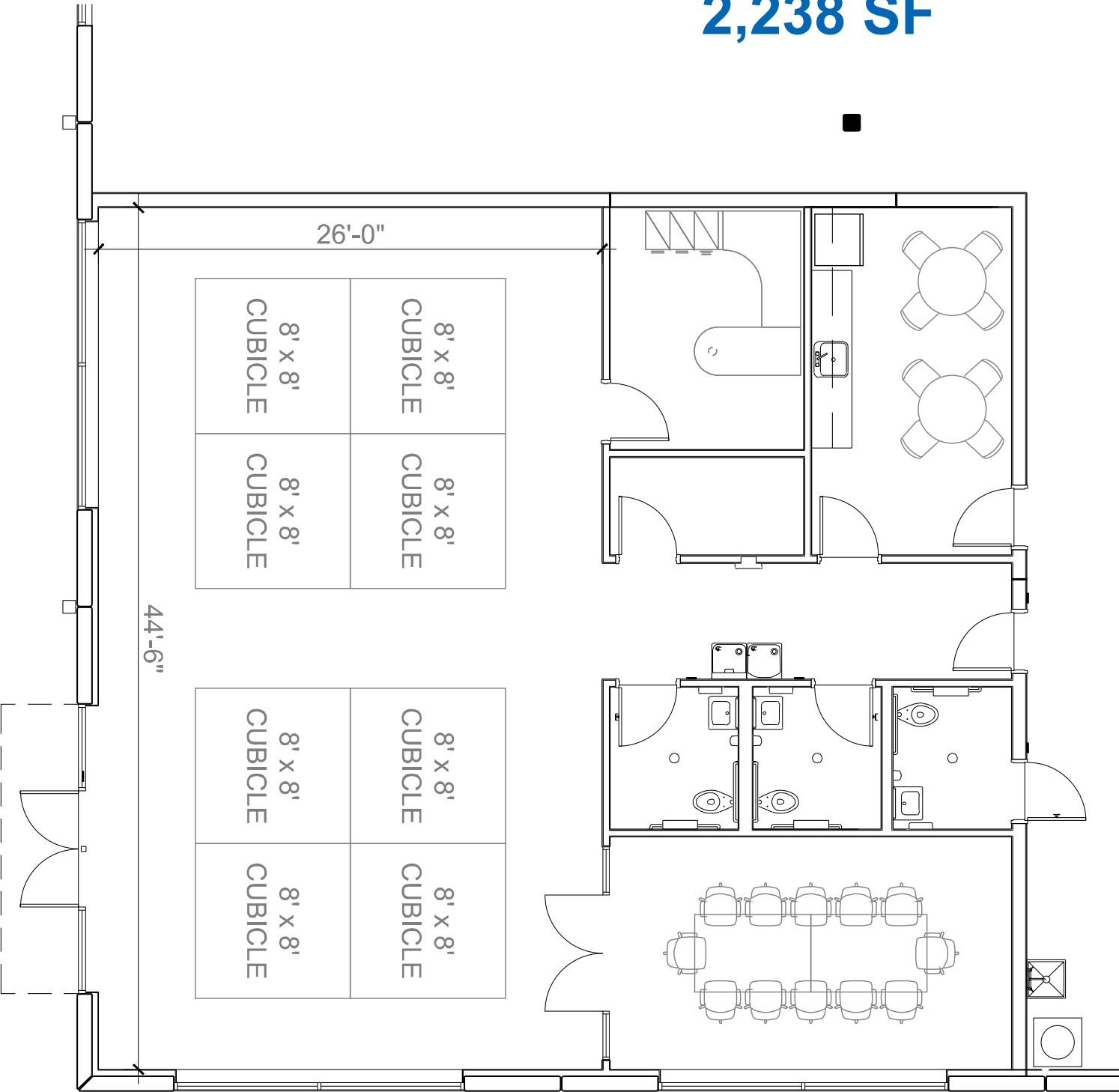
# PORT COMMERCE CENTER SITE PLAN



	<b>BUILDING SIZE</b>	<b>±237,500 SF</b>
	<b>BUILDING DIMENSIONS</b>	<b>250' x 950'</b>
	<b>COLUMN SPACING</b>	<b>47.6' x 54'</b>
	<b>CLEAR HEIGHT</b>	<b>32'</b>
	<b>OFFICE</b>	<b>± 2,238 SF</b>
	<b>DOCK DOORS</b>	<b>54 (9' x 10' w/ vision panel)</b>
	<b>DRIVE IN DOORS</b>	<b>2 (12' x 14' w/ vision panel)</b>
	<b>AUTO PARKING</b>	<b>182 (176 standard + 6 ADA)</b>
	<b>TRAILER PARKING</b>	<b>25 additional trailer positions</b>
	<b>TRUCK COURT</b>	<b>125'</b>
	<b>FIRE PROTECTION</b>	<b>ESFR</b>
	<b>ROOF</b>	<b>TPO - 45 mil membrane</b>
	<b>UTILITIES</b>	<b>JEA</b>
	<b>ZONING</b>	<b>PUD (IH land use)</b>
	<b>ELECTRICAL</b>	<b>3,000 AMP, 480 volt, 3-phase power</b>
	<b>CONSTRUCTION</b>	<b>Concrete tilt w/conventional steel wall</b>
	<b>SLAB</b>	<b>6" thick reinforced, 4,000 PSI concrete slab</b>
	<b>LIGHTING</b>	<b>To Suit</b>
	<b>BAY SIZE</b>	<b>12,500 SF: 50' x 250'</b>

# OFFICE PLAN

## 2,238 SF



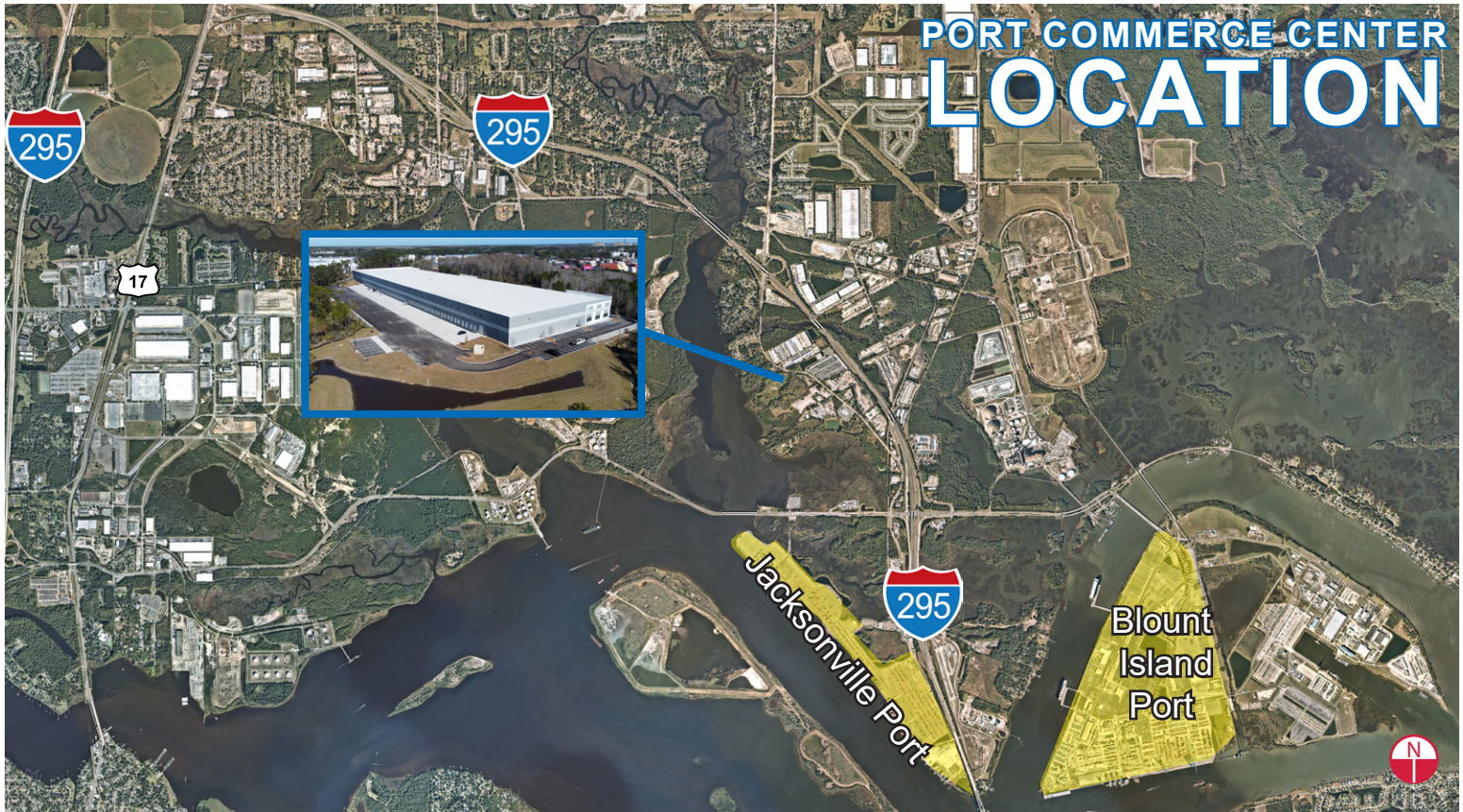
# PORT COMMERCE CENTER PHOTOS



**Dock High Loading With 2 Ramps**



**32' Clear Height**

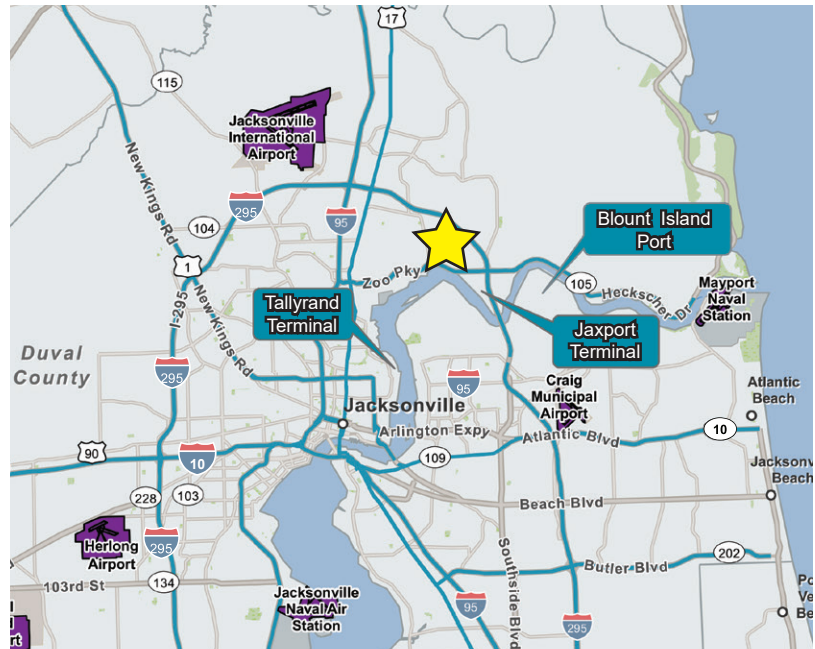
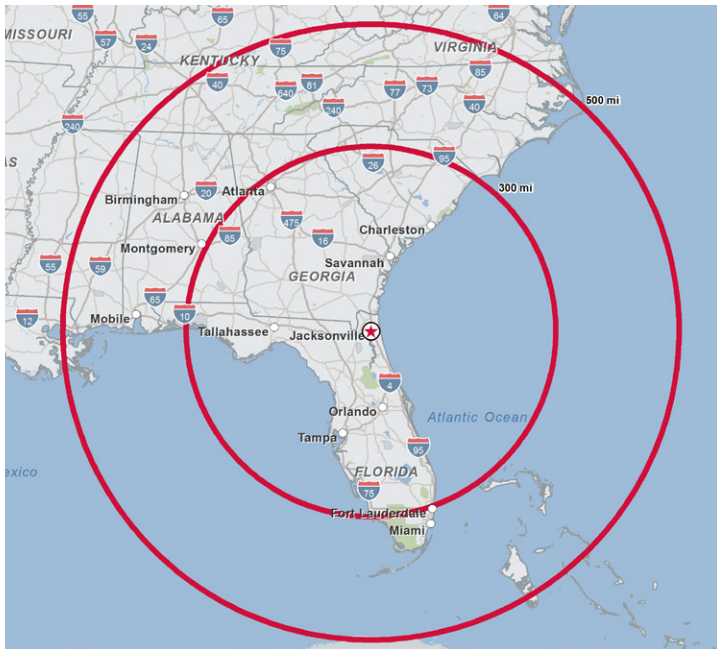


# PORT COMMERCE CENTER LOCATION

**TRUCK TRANSIT TIME:** From Jacksonville, 50,000,000 consumers are reached within 8 hours & 60% of the U.S. population is reached within 24 hours.

**PROXIMITY** from Jacksonville to the following U.S. cities

- ♦ Atlanta: 296 miles
- ♦ Miami: 317 miles
- ♦ Birmingham: 375 miles
- ♦ New Orleans: 507 miles



## INTERSTATE HIGHWAYS

I-95, I-295, I-10, US1, US17, US 301

The future First Coast Expressway (FCE, SR 23) is a multi-lane, limited access toll road that will cross Duval, Clay and St. Johns counties. The FCE will connect I-10 (in NW Jax) to I-95 in St Johns County.

## RAIL

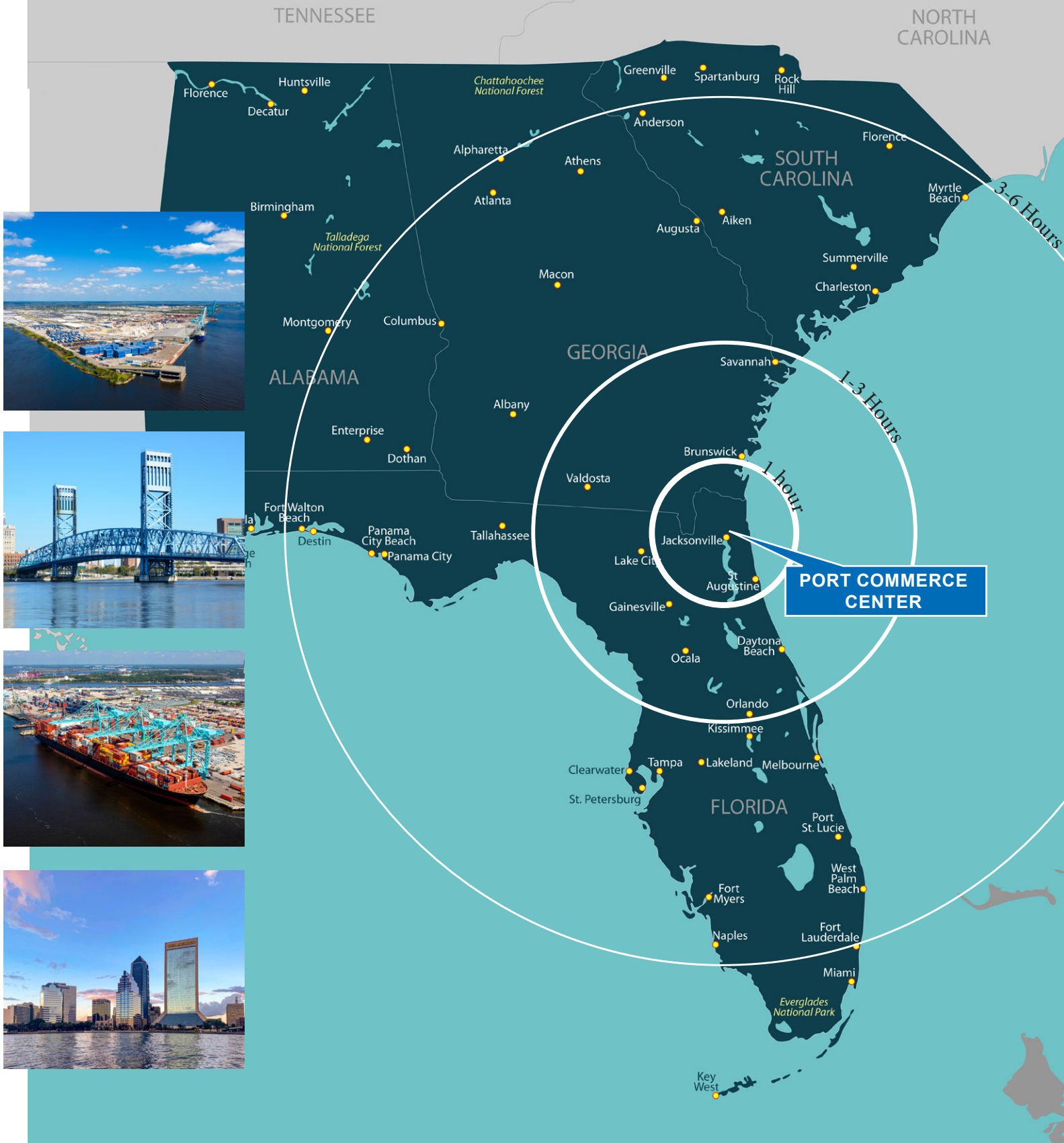
CSX; Norfolk Southern; Florida East Coast; Florida Gulf & Atlantic

## SEAPORTS

JaxPort Marine Terminal includes 4 modern seaports

## AIRPORTS

Jacksonville Aviation Authority (JAA) includes 4 airports



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